



**6 Eastbourne Road**  
Brighton, BN2 4DL

**£425,000**  
Freehold

UWS1156

- **A two storey 3 bedroom terraced house with wonderful views from all bedrooms**
- **Lounge**
- **Kitchen / Dining Room with French doors to the large South - West facing rear garden**
- **Bathroom with white suite**
- **3 First floor bedrooms all with views to the sea or the Downs**
- **Gas heating with combi boiler**
- **Double Glazed**
- **Large South - West facing rear garden**
- **No chain**
- **Viewing is highly recommended**
- **Parking Zone U**

**\*\* NO CHAIN. 3 BEDROOMS. 37FT SOUTH - WEST FACING GARDEN. KITCHEN/DINING ROOM. \*\*** (Price Guide £425,000 - £450,000) This is a very light, bright and spacious 1930's terraced house, located on the favoured South side of the road. Set back off the road, with a front garden and a path to the front door, leading into the entrance hallway. Good size lounge to the front, with an open plan kitchen/dining room, the whole width of the house, with double glazed French doors to the garden. 3 bedrooms and family bathroom on the first floor. The rear bedroom has stunning views over Brighton. The garden facing South - West, is an excellent size, with a raised patio area and majority laid to lawn, its a true sun trap. Many in the road have carried out extensions on the ground floor and/or loft conversions, subject to the usual planning regulations. Parking Zone U, no waiting list at present. (EPC Rating 69 - C)

**Steps leading down to:**

**Front Garden**

Mainly paved with flower borders, outside gas meter cupboard and double glazed entrance door leading to:

**Entrance Hallway**

Radiator, stairs to first floor, smoke alarm, wall mounted thermostat frosted double glazed window, Open reach master socket, vinyl flooring, under-stairs cupboard, folding doors to kitchen and door to:

**Lounge 13' 6" x 12' 4" (4.11m x 3.76m)**

Radiator, shelving to chimney recesses, tv aerial cable, double glazed bay window to front aspect.

**Kitchen / Dining Room 9' 9" x 11' 3" (2.97m x 3.43m)**

Kitchen area: A range of base cupboards & drawers with moulded work-surfaced over, stainless steel sink with mixer tap, space for upright fridge/freezer, plumbing for washing machine, 2 matching wall mounted cupboards, wall mounted gas combination boiler, inset 4 ring gas hob with oven below, smoke alarm, vinyl flooring, under-stairs storage cupboard with electric meter & fuse box, part tiled walls and double glazed window overlooking the rear garden. Dining Area: Radiator, vinyl flooring, cupboards and double glazed French doors with side screens leading onto the rear garden.

**From entrance hallway stairs leading to:**

**First Floor Landing**

Hatch to loft space, smoke alarm and door to:

**Family Bathroom 7' 0" x 6' 1" (2.13m x 1.85m)**

White suite of bath with mixer tap, shower, glass shower screen, low-level W.C. Wash basin with mixer tap, part tiled walls, 2 mirror fronted medicine cabinets, radiator, vinyl flooring and frosted double glazed window.

**Bedroom 1 12' 4" x 12' 1" (3.76m x 3.68m)**

Radiator, 2 fitted double wardrobe cupboards and double glazed bay window to front aspect with magnificent views across to the Downs.

**Bedroom 2 13' 6" x 11' 3" (4.11m x 3.43m)**

Radiator, 2 double door wardrobe cupboards, telephone point and double glazed window overlooking the rear garden with views down to the sea.

**Bedroom 3 7' 5" x 7' 0" (2.26m x 2.13m)**

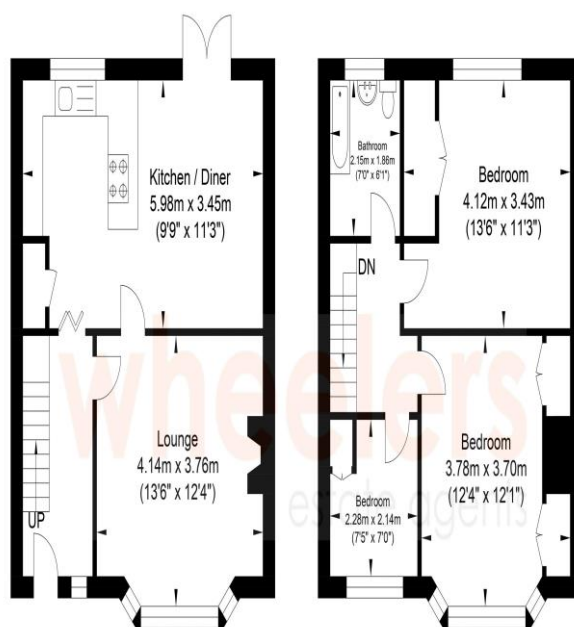
Radiator, fitted double wardrobe cupboard with cupboard above and double glazed window with views across to the Downs.

**Outside**

**Rear Garden 37' 7" x 20' 5" (11.45m x 6.22m)**

South West Facing. Raised patio, outside water tap, steps leading down to lawned garden with mature shrubs & trees, rear timber shed and timber fenced boundaries. Parking zone U. Council Tax Band C.

**Eastbourne Road**



Ground Floor	First Floor
Approximate Floor Area	Approximate Floor Area
454.34 sq ft	454.34 sq ft
(42.21 sq m)	(42.21 sq m)

Approximate Gross Internal Area = 84.42 sq m / 908.68 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

# Energy performance certificate (EPC)

6 Eastbourne Road BRIGHTON BN2 4DL	Energy rating	Valid until: 27 August 2034
	<b>C</b>	Certificate number: 2100-6389-0522-6421-3843

Property type: Mid-terrace house

Total floor area: 77 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

## Breakdown of property's energy performance



**Please Note** All the above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. MEASUREMENTS ARE TAKEN TO THE NEAREST THREE INCHES/FIVE CENTIMETRES.

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase.

**Please note:** Whilst every reasonable care is taken in the preparation of these particulars their accuracy is not guaranteed.

They do not constitute any representation of warranty by Wheelers Estate Agents or its employees. Any measurements given are approximate only and have not been verified or checked. No services, equipment, fittings or other items mentioned in these particulars have been tested or checked by the Agents who are therefore unable to verify that they are connected, working or in good condition. Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own solicitor and surveyor. Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not however, guarantee that any such items are included in the sale and any prospective buyer is advised to verify with the seller by written enquiry.

**INSPECTION**

Strictly by appointment through **OWNERS AGENTS Wheelers Estate Agents**

Wheelers Estate Agents

119 Islingword Road

Hanover

Brighton

BN2 9SG

01273-606027

[wheelersstateagents.co.uk](http://wheelersstateagents.co.uk)

[info@wheelersstateagents.co.uk](mailto:info@wheelersstateagents.co.uk)